



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Edwin E. Tuhy and Marie R. Tuhy

222 Skyridge Dr.

Klamath Falls, OR 97603

2023-001299

Klamath County, Oregon

02/24/2023 09:25:02 AM

Fee: \$87.00

Until a change is requested all tax statements shall be sent to the following address:

Edwin E. Tuhy and Marie R. Tuhy

222 Skyridge Dr.

Klamath Falls, OR 97603

File No. 574488AM

STATUTORY WARRANTY DEED

Lisa Weston,

Grantor(s), hereby convey and warrant to

Edwin E. Tuhy and Marie R. Tuhy, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

A parcel of land situated in the W1/2 W1/2 of the NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

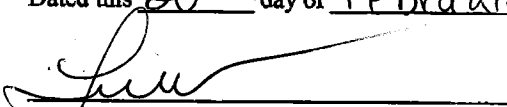
Beginning at a 5/8" iron pin marking the NE corner of the W1/2 W1/2 NW1/4 of said Section 28, thence from said point of beginning South 00 degrees 02' 47" West along the East line of the said W1/2 W1/2 NW1/4 1328.06 feet to a 5/8" iron pin, thence South 89 degrees 50' 37" West 328.88 feet to a 5/8" iron pin, thence North 1328.06 feet to a 5/8" iron in on the North line of the NW1/4, thence North 89 degrees 50' 37" East along the North line of the said NW1/4 329.95 feet to the point of beginning.

The true and actual consideration for this conveyance is \$52,500.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20 day of February, 2023.



Lisa Weston

State of New York } ss
County of Suffolk }

On this 20 day of February, 2023, before me, Lenor Capria a
Notary Public in and for said state, personally appeared Lisa Weston, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of New York
Residing at: Suffolk County
Commission Expires: 4/5/2024

LENOR CAPRIA
Notary Public - State of New York
No. 01CA6107478
Qualified in Suffolk County
My Commission Expires 4/5/20 24